

1 BILL NO. R-85-04- 40

2 DECLARATORY RESOLUTION NO. R- 5785

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 April 1, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Washington Township, S 330 of N 620
12 of E 431 Ft. SE ¼ W of GR & 1 Ex.
13 S 100 of N 510 Ft. Sec. 33-34 S 100
of N 510 of E 431 Ft. W of GR & 1
S½ Sec. 33-34;

14 said property more commonly known as 2130 Lakeview Dr., Fort
15 Wayne, Indiana 4 09;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 department of Economic Development requesting a re-
2 commendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 5-3-1 of the adoption and substance of
7 this Resolution and setting this designation as an
8 "Economic Revitalization Area" for public hearing;

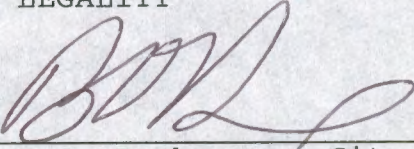
9 (d) If this Resolution involves an area that has al-
10 ready been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be re-
12 ferred to the Fort Wayne Redevelopment Commission
13 and said designation as an "Economic Revitalization
14 Area" shall not be finally approved unless said
15 Commission adopts a resolution approving the peti-
16 tion.

17 SECTION 2. That this Resolution shall be subject to
18 being confirmed, modified and confirmed or rescinded after public
19 hearing and receipt by Common Council of the above described re-
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 _____ Councilmember

26 APPROVED AS TO FORM
27 AND LEGALITY

28 
29 _____
30 Bruce O. Boxberger, City Attorney
31
32

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ .M., E.S

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-23-85

Madelyn Eschaff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) ~~(GENERAL)~~
(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-57-85
on the 23rd day of April, 1985,

ATTEST:

(SEAL)

Madelyn Eschaff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 24th day of April, 1985,
at the hour of 11:30 o'clock A.M., E.S.T.

Madelyn Eschaff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Approved and signed by me this 25th day of April,
1985, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JAMES E NUSBAUM
2. Owner(s) JAMES E NUSBAUM
3. Address of Owner(s) 4105 ELMCREST DR
FT. WAYNE IND.
46809
4. Telephone Number of Owner(s) 219 747-6443
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant SAME

7. Telephone number of Applicant () SAME
8. Address of Property Seeking Designation 2130 LAKEVIEW DR.
FT. WAYNE IND. 46809
9. Legal Description of Property Proposed for Designation (may be attached) _____
SEE ATTACHED

10. Township WASHINGTON
11. Taxing District FT. WAYNE

12. Current Zoning M2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? COMMERCIAL RENTAL
- _____
- _____
- b. What Structure(s) (if any) are on the property? 5 BUILDINGS
- _____
- _____
- b. What is the condition of this structure/these structures? GOOD
- _____
15. Current Assessed Value of Real Estate _____
- a. Land 10,600.00 ~~25,700~~ 6,900.00
- b. Improvements 25,700.00 18,600.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year NONE
17. Description of Proposed Improvements to the Real Estate CONSTRUCTION 96'x40' GENERAL PURPOSE
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? A.S.A.P AFTER MAY 1, 1985
- b. When is completion expected? 30 DAYS AFTER START
19. Cost of Project (not including land costs) 50,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 3

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? RETAIL + WHOLESALE
KITCHEN CABINETS, WATER BEDS, REMODELING, & OTHER WOOD _{ITEM}

c. Anticipated time frame for reaching employment level stated above?

1 YR.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) 6" SEWER

ADEQUATE FOR FACILITY

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? NONE

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? INCREASE NUMBER OF EMPLOYEES & INCREASED TAX BASE

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

APPLICATIONS SUBMITTED TO LINCOLN BANK
& SUMMIT BANK (SELECTION OF LOWEST
INTEREST.)

22,500.00 EDC. LOAN SUBMITTED

22,500.00 CONVENTIONAL BANK LOAN

5,000.00 CASH

50,000.00 TOTAL

I hereby certify that the information and representation on this Application are true and complete.

James E. Insbaum
Signature(s) of Owners

3/28/85
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

2/30 LAKE. 1EW DR

WASHINGTON TOWNSHIP

S 330 OF N 620 OF E 431 FT

SE $\frac{1}{4}$ W OF GR+1 EX.

S 100 OF N 510 FT

SEC 33-34

S 100 OF N 510 OF E 431 FT

W OF GR+1 S $\frac{1}{2}$

SEC 33-34

6980

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-04-40

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (2130 Lakeview Dr. -
James E. Nusbaum)

EFFECT OF PASSAGE A new building will be constructed on property that
is presently in good condition, increasing employment and the tax base
for the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$50,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-04-40

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area " under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
~~XXXXXXXXXX~~

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN
YES NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 4-23-85

SANDRA E. KENNEDY
CITY CLERK